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**UNITED STATES ENVIRONMENTAL PROTECTION AGENCY
REGION V
77 WEST JACKSON BOULEVARD
CHICAGO, IL 60604-3590**

EPA Region 5 Records Ctr.



246949

**SUPERFUND DIVISION
EMERGENCY RESPONSE BRANCH
EMERGENCY ENFORCEMENT SUPPORT SECTION**

FACSIMILE COVER SHEET

**FAX TELEPHONE NUMBER
(312) 886-0753**

DATE: January 29, 1999
TO: Paul Atkociunas
COMPANY/OFFICE: Ecology & Environment
PHONE NUMBER: (618) 998-8010
FAX NUMBER: (618) 998-1106

FROM: Sally Jansen
MAIL CODE: SE-5J
PHONE NUMBER: (312) 353-9046
NO. OF PAGES
INCLUDING
COVER PAGE: 1

COMMENTS: I hope this brief owner/operator history meets your needs for the Site Assessment Report for the Quality Cleaners Site. If you have any questions, please call.

OWNER/OPERATOR HISTORY

In February 1948, Wayman A. Shankle and Mildred Shankle, his wife, and Ralph E. Hoeffken and Bonnie Hoeffken, his wife, quitclaimed the Site to Quality Cleaners, Inc. (QC), an Illinois corporation, incorporated in 1947. QC was also known as Quality Cleaners and Furriers, Inc.

In January 1990, Quality Cleaners, Inc., conveyed the Site (Parcel Identification No. 08-21-0-412-028) by warranty deed to Alex Petrosian (AP). AP is the current owner of record. The City of Belleville holds two liens on the property, one for sewerage and trash services, and another for a fire inspection. In November 1994, a Robert Luken purchased the taxes in a tax sale. In April 1997, however, the County declared the tax sale to be in error because hazardous waste was found on the property and gave Mr. Luken a refund. In November 1997, the St. Clair County Trustee purchased the taxes, but the property did not go to a tax deed.

Wayman Shankle owned QC until his death in 1983. The decedent's son, Walter Shankle (WS) was president of QC and continued operating the business until approximately 1990. According to the Illinois Secretary of State, QC was involuntarily dissolved as an Illinois corporation in 1990. AP purchased the property in 1990 and allegedly entered into a contract with WS to buy the business over 5 years. WS, however, took the business back, and again attempted to sell it. John and Toribia ("Vicky") Zeigler ran the business on a caretaker basis from April 1995 to September 1996, when they ceased operations.

cc: K. Turner, OSC ✓
S. Murawski C-14J

Charles Suarez
County Treasurer
P.O. Box 567
Belleville, IL 62222-0567

1995 REAL ESTATE TAXES
BASED ON ASSESSED VALUE
AS OF JANUARY 1, 1995

TAXING INFORMATION	
FAIR PROPERTY VALUE	0
1977 BASE	2/790
SENIOR FREEZE BASE	0
ASSESSORS VALUE*	0
BO OF REVIEW VALUE	0
TOWNSHIP MULTIPLIER	X 1.0161000
LOCAL VALUE	= 35597
STATE MULTIPLIER	X 1.0000
STATE EQUALIZED VALUE	= 35597
S B 1790 EXEMPTION	- 0
SENIOR FREEZE	- 0
HOMESTEAD EXEMPTION	- 0
FARM ASSESSMENT	+ 0
TAXABLE VALUE	= 33597
TOTAL TAX RATE	X 6.7776
TOTAL TAX DUE	= 2283.86

* 1/3 OF FAIR PROPERTY VALUE

Dear Taxpayer:

Please read your tax bill carefully. On or before the installment due date, pay the first amount shown on payment stub. After the due date pay the amount that includes penalty. The dates below are important to you. Please read them carefully.

First installment due date 7-12-96
Second installment due date 9-06-96
Last payment date to avoid publication 9-27-96
Notice of tax sale by certified mail 10-04-96
Newspaper publication of delinquent taxes 10-07-96 TO 10-12-96

9:00 AM Tax Sale of unpaid taxes 10-28-96

No payment taken during tax sale.

I remind you the County Treasurer only collects your taxes and is not responsible for your property assessment or the amount of tax you are paying.

PETROSIEEN ALEX
PETROSIEEN ALEX
8203 W MAIN ST
BELLEVILLE, IL
62223

9302133

INSTALL 1

INSTALL 2

YOUR CANCELLED CHECK WILL SERVE AS YOUR RECEIPT

IF THE ABOVE NAME OR ADDRESS IS INCORRECT, PLEASE CORRECT ON BACK OF STUB

PLEASE KEEP FOR YOUR RECORDS

BILL NUMBER		DISTRIBUTION OF TAXES: 1995			
595020642					
TAXING BODY	1994 RATE	1994 TAX	1995 RATE	1995 TAX	
ST CLAIR CO GEN	.1854	48.17	.1827	47.47	
ST CLAIR CO OTHER	.9782	254.17	.9252	240.39	
BELLEVILLE TWP	.1086	28.22	.0897	23.31	
CITY OF BELLEVILLE	.6261	162.68	.6076	157.87	
BELLEVILLE DIST #118	2.8648	744.36	2.8417	738.36	
BELLEVILLE HS #201	1.5936	414.07	1.6009	415.96	
BAC DIST #522	.2397	62.28	.2355	61.19	
CITY OF BELLVLE LIB	.2947	76.57	.2943	76.47	
BELLEVILLE TIF #3	.0000	494.78	.0000	522.84	
FILED					
TIF #3 JUDGMENT 65 1996			7714		

SAM FLOOD
COUNTY CLERK

LEGAL DESCRIPTION

LOT/SEC-23
BK 2771-1044

405 N ILLINOIS ST
BELLEVILLE, IL 62220

BELLEVILLE
TWP

RALPHS ADD
SUBDIVISION

02099
TAX CODE:

0060
UNIT

08-21 0-412-028
PARCEL NO

Charles Suarez, County Treasurer
P.O. Box 52
Belleville, IL 62222-0567

1994 REAL ESTATE TAXES
BASED ON ASSESSED VALUE
AS OF JANUARY 1, 1994

• LEGAL DESCRIPTION
BK 2771-1044

• LOCATION OF PROPERTY
BELLEVILLE IL 62220

• TWP BELLEVILLE

9302133

Dear Taxpayer:

Please read your tax bill carefully. On or before the installment due date, pay the first amount shown on payment stub. After the due date pay the amount that includes penalty. The dates below are important to you. Please read them carefully.

First installment due date 7-28-95 Newspaper publication of delinquent taxes
Second installment due date 9-08-95 10-23 TO 11-01-95
Last payment date to avoid publication 10-18-95 9:00 AM Tax Sale of unpaid taxes 11-27-95
Notice of tax sale by certified mail 10-25-95 No payment taken during tax sale.

I remind you the County Treasurer only collects your taxes and is not responsible for your tax assessment or the amount of tax you are paying.

TWP BK PAGE LINE
02 1 121 120

PARCEL NO
08-21.0-412-028

PAYER
OF
TAXES
NAME
AND
ADDRESS

PETROSINI ALEX
PETROSINI ALEX
8203 W MAIN ST
BELLEVILLE, IL
62223

*DUPLICATE TAX BILL

IF THE ABOVE NAME OR ADDRESS IS INCORRECT, PLEASE CORRECT ON BACK OF TAX BILL

RILL NUMBER 94020714

PLEASE KEEP FOR YOUR RECORDS

DISTRIBUTION OF TAXES 1994

TAXING BODY	1994 RATE	1994 TAX	1994 TAX DIFFERENCE
ST CLAIR CO GEN	1.854	48.17	-14.73
ST CLAIR CO OTHER	0.782	20.25	-60.00
BELLEVILLE TWP	1.086	28.25	-42.00
CITY OF BELLEVILLE	1.528	40.68	-185.80
BELLEVILLE DIST #18	1.063	28.25	-11.80
BELLEVILLE HS #201	1.063	28.25	-11.80
BAC DIST #22	1.063	28.25	-11.80
CITY OF BELLEVILLE	1.063	28.25	-11.80
BELLEVILLE TIF	1.063	28.25	-11.80

OCT 02 1995

SAM FLOOD
COUNTY CLERK

* TIF INCREMENT 33163
BACK TAXES DUE-CONTACT COUNTY CLERK

Tax difference Plus (+) with an amount means an increase over last year's tax amount. Minus (-) with an amount means a decrease from last year's tax amount.

TOWNSHIP MULTI	1 0149000
SENIOR FREEZE BASE	0
BACK TAX YEARS	93
1977 BASE VALUE	27790
ACRES	.00
FAIR MARKET VALUE	0
TAX CODE	02099
UNIT	0060

TAXING INFORMATION	
	LOCAL VALUE 33163
X	STATE MULTIPLIER 1.0000
=	STATE EQUALIZED VALUE 33163
	SENIOR EXEMPTION 0
	SENIOR FREEZE 0
	HOME STATE EXEMPTION 0
+	FARM ASSESSMENT 0
=	TAXABLE VALUE 33163
X	TOTAL TAX RATE 6.8911
=	TOTAL TAX DUE 2285.50